142.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,058,800 / 1,058,800
					USE VALUE:	1,058,800 / 1,058,800
					ASSESSED:	1,058,800 / 1,058,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88	-90	NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HATZILIADIS GEORGE TRUSTEE
Owner 2:	GEORGE HATZILIADIS TRUST
Owner 3:	
Street 1:	17 HOPKINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,472 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2939 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6472.000	562,400	5,100	491,300	1,058,800
Total Card	0.149	562,400	5,100	491,300	1,058,800
Total Parcel	0.149	562,400	5,100	491,300	1,058,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.26 | /Parcel: 360.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	91661
GIS Ref	
GIS Ref	
Insp Date	12/15/17

!10994!

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	562,600	5100	6,472.	491,300	1,059,000	1,059,000	Year End Roll	12/18/2019
2019	104	FV	417,000	5100	6,472.	460,600	882,700	882,700	Year End Roll	1/3/2019
2018	104	FV	417,000	5100	6,472.	380,800	802,900	802,900	Year End Roll	12/20/2017
2017	104	FV	390,700	5100	6,472.	350,100	745,900	745,900	Year End Roll	1/3/2017
2016	104	FV	390,700	5100	6,472.	319,400	715,200	715,200	Year End	1/4/2016
2015	104	FV	344,600	5100	6,472.	313,200	662,900	662,900	Year End Roll	12/11/2014
2014	104	FV	344,600	5100	6,472.	291,100	640,800	640,800	Year End Roll	12/16/2013
2013	104	FV	358,900	5100	6,472.	277,000	641,000	641,000		12/13/2012

PRINT

Date	Time
12/11/20	01:13:07

LAST REV

Date	Time
01/17/18	08:16:12
ekelly	
10994	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HATZILOIADIS GE	27614-539		8/27/1997	Family		No	No		F

USER DEFINED

Prior Id # 1:	91661
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/25/2017	2014	Porch	10,000	C				
12/2/2014	1639	Redo Kit	25,000					Remodel kitchen an
4/27/1992	151	Manual	3,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2017	MEAS&NOTICE	HS	Hanne S
6/16/2015	Permit Insp	PC	PHIL C
1/28/2009	Measured	336	PATRIOT
11/29/1999	Mailer Sent		
11/15/1999	Measured	256	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6472		Sq. Ft.	Site		0	80.	0.95	9									491,328						491,300	

Total AC/HA: 0.14858 | Total SF/SM: 6472 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 491,328 | Spl Credit | Total: 491,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04772723
Const Adj.:	0.98000199
Adj $ / SQ:	174.552
Other Features:	116000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	690916
Depreciation:	128510
Depreciated Total:	562405

COMMENTS

643-3221.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

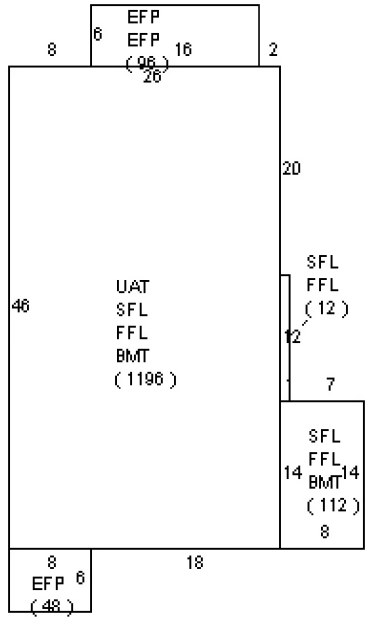
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	174.55
Special Features:	0	Val/Su Net:	125.34
Final Total:	562400	Val/Su SzAd	213.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,320	174.550	230,408
SFL	Second Floor	1,320	174.550	230,408
BMT	Basement	1,308	52.370	68,494
UAT	Upper Attic	299	122.190	36,534
EFP	Enclos Porch	240	37.800	9,071

Net Sketched Area:	4,487			Total:	574,915
Size Ad	2640	Gross Are	5384	FinArea	2939

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1960	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100